



Crouch Hill, London - N4 4AU
£2,500 pcm

**DAVID
ANDREW**

your
most
valuable
asset

Stunning two double bedroom apartment with a private balcony in the heart of Stroud Green, moments from Crouch Hill overground Station and less than 10-15 minutes walk from Finsbury Park Station.

Property features include a spacious open plan kitchen & reception area with access to a private balcony. Fully fitted modern kitchen, exposed brick works, two double bedrooms, ample storage throughout, real wood flooring, gas central heating, a fully fitted modern bathroom with a shower and double glazed windows.

Located in Crouch Hill between Finsbury Park station (Victoria & Piccadilly lines, National Rail and Thameslink services) and Crouch End, there's an excellent array of local bars, restaurants, and shopping amenities. The popular Parkland Walk nature reserve is only a couple minutes' walk away, jogging or an enjoyable stroll. Offered furnished and available from 6th of July.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Double Bedrooms
- Private Balcony
- Comprising 47 sq mt / 500 sq ft
- Modern Fully Fitted Kitchen
- Spacious Reception Room
- Wooden Flooring Throughout
- Double Glazed Windows
- Walking Distance to Crouch Hill and Finsbury Park Stations
- Offered Furnished
- Available 6th of July



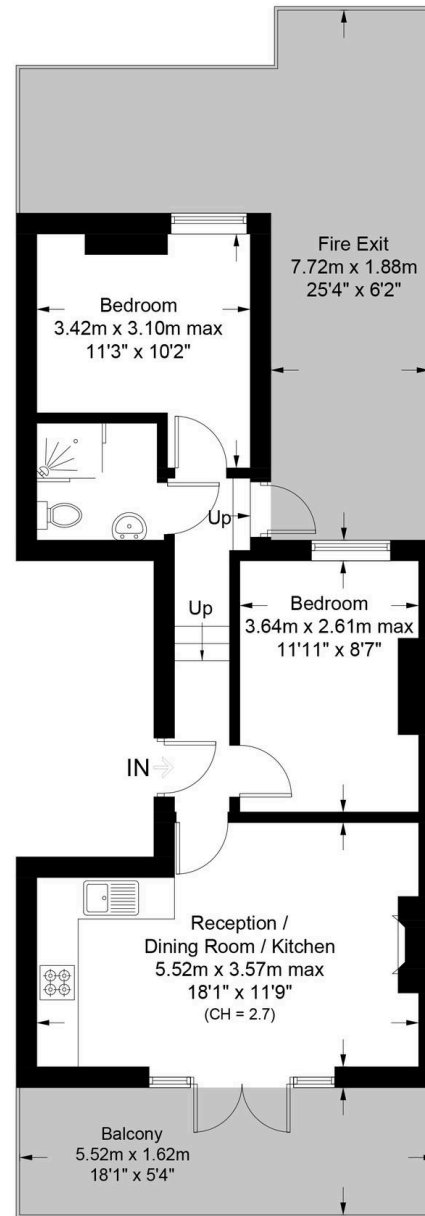




Crouch Hill, N4

Approximate Gross Internal Area = 46.4 sq m / 499 sq ft

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First Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222

scan to book a viewing



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID777782)



has been exercised in the of these particulars, out the property must not be as representations of r fact. Prospective applicants and rely upon their own id those of professional es. David Andrew Estates ability for any error contained in these particulars.

